

WARRANTY DEED

Statutory Short Form

602516

NO TRANSFER
TAX PAID

47-322

I, **Christopher M. Bolduc** of Winslow, County of Kennebec, State of Maine, for consideration paid, grant and convey to **Christopher M. Bolduc and Kellie A. Bolduc** of 25 King Street, Waterville, Maine 04901, as Joint Tenants, with Warranty Covenants, the land described as follows:

A CERTAIN lot or parcel of land with the buildings thereon situate in Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

BEGINNING at an iron pin, in the west side of Messalonskee Avenue, and at the northeast corner of Mrs. Ernest Sawtelle's lot (now premises of Elaine M. Sawtelle); thence north forty-one degrees thirty minutes west (N 41° 30' W) and at a distance of one hundred (100) feet to an iron pin; thence north twenty-nine degrees fifteen minutes east (N 29° 15' E) and parallel to Messalonskee Avenue and a distance of seventy-four and eight-tenths (74.8) feet to an iron pin; thence south fifty-eight degrees fifteen minutes east (S 58° 15' E) and a distance of ninety-four and three-tenths (94.3) feet to west line of Messalonskee Avenue; thence south twenty-nine degrees fifteen minutes west (S 29° 15' W) a distance of one hundred four (104) feet along Messalonskee Avenue to point begun at.

EXCEPTING a small parcel described as follows: Beginning at the northeast corner of the premises described above at an iron pin in the west line of Messalonskee Avenue; thence southerly in the west line of Messalonskee Avenue a distance of twenty-five (25) feet to an iron pin; thence northwesterly and parallel to the north line of the above described property a distance of thirty (30) feet; thence northerly to an iron pin located in the north line of the property described above, and sixty-one (61) feet from the point begun at; thence south fifty-eight degrees fifteen minutes east (S 58° 15' E) along the north line and a distance of sixty-one (61) feet to the point begun at, conveyed to Clifton B. M(a)cMullen by deed dated September 19, 1940.

ALSO EXCEPTING and reserving from the above described premises a right of way fifteen (15) feet in width lying next northerly on the southerly line of premises above conveyed and extending westerly from Messalonskee Avenue to the westerly line of said premises above described.

Said premises being subject to easement to Waterville Sewerage District to build and maintain and repair a sewer across said land, as referenced in deed of Romeo L. Ferland to Wilbert J. Fortin and Elsie M. Fortin by warranty deed dated August 11, 1952, and recorded in Kennebec Registry of Deeds Book 926 at Page 252.

ALSO another certain lot or parcel of land, situate in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

BEGINNING at an iron pin in the northwesterly corner of property of Theodore N. Thibeault and Denise E. Thibeault as described in a deed to them from Carl H. Hoxie, et al., recorded in Kennebec Registry of Deeds in Book 1234, Pages 188 and 189; thence running westerly thirty-two and seven-tenths (32.7) feet to a stone bound; thence continuing westerly fifty-seven and five-tenths (57.5) feet to a stone bound at the northwesterly corner of land now or formerly of Joseph Quirion and Mathilda Quirion; thence running southerly seventy-three and eight-tenths (73.8) feet to an iron pin; thence running easterly in a line forming an interior angle of 87° 18' 30" with the last mentioned bound one hundred nineteen and six-tenths (119.6) feet to an iron pin; thence northeasterly five (5) feet to an iron pin to the southerly line of property of Theodore N. Thibeault and Denise E. Thibeault; thence northwesterly twenty (20) feet to an iron pin at the southwest corner of land of Theodore N. Thibeault and Denise E. Thibeault;

thence N 29° 15' E seventy-four and eight-tenths (74.8) feet along the westerly line of land of Theodore N. Thibeault and Denise E. Thibeault to the point of beginning.

RESERVING and excepting to Joseph Quirion and Mathilda Quirion the right to enter the above-described premises for the purpose of maintaining and repairing or replacing the sewer pipe on said premises as presently used and existing.

AND ALSO another lot or parcel of land situate in Waterville, County of Kennebec, State of Maine, and bounded and described as follows, to wit:

BEGINNING at an iron pin situate on the northerly side of Messalonskee Avenue at the southeasterly corner of land owned by Elaine Sawtelle; thence continuing northwesterly for a distance of seventy-eight and eight-tenths (78.8) feet, more or less, to an iron pin; thence continuing northeasterly for a distance of ten (10) feet to a pin, which point is situate on the westerly line of land of Theodore N. Thibeault and Denise E. Thibeault; thence southeasterly along the line of land of the said Theodore N. Thibeault and Denise E. Thibeault to the northerly side of Messalonskee Avenue and the iron pin at the point of beginning.

All of above described premises being subject to those rights granted the City of Waterville to build and maintain a public sewer as recorded in Kennebec County Registry of Deeds Book 727 Page 391 by instrument of Elbridge T. Foster dated April 21, 1937.

And also subject to any role rights of record for electrical service as granted to Central Maine Power Company, including those from Joseph Quirion as recorded in Kennebec Registry of Deeds in Book 1453 at Page 99.

Being the same premises described in a deed from Theodore N. Thibeault to Kevin D. Veilleux dated July 7, 1986, and recorded in the Kennebec County Registry of Deeds in Book 2980 Page 283.

WITNESS my hand and seal this 21st day of December 1998.

Signed, Sealed and Delivered
in the presence of:

Christopher M. Bolduc
Christopher M. Bolduc

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: December 21, 1998

Then personally appeared the above named **Christopher M. Bolduc** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Stephen F. Dubord
Notary Public
Print
Name: _____



RECEIVED KENNEBEC CO.
1999 JAN 29 AM 9:00

ATTEST: *Theresa Ruel-Morris*
REGISTER OF DEEDS

STEPHEN F. DUBORD
Notary Public Attorney at Law
My Commission Expires
September 4, 2001